

AGENDA MEMO

CITY COUNCIL MEETING DATE: AUGUST 16, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-13848 - APPLICANT: AMERICA DOG AND CAT HOTEL
- OWNER: LAWRENCE GOLDBERG**

**** CONDITIONS ****

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for Pet Boarding use.
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Special Use Permit for a Pet Boarding Facility at 6810 West Sahara Avenue, Suite E-1.

EXECUTIVE SUMMARY

Staff supports this request for a Pet Boarding facility as it meets all of the conditions applicable to the use per Title 19. Adequate protection for adjacent uses is provided and the use will not be detrimental to the surrounding area.

BACKGROUND INFORMATION

A) Related Actions

There are no pertinent actions related to this request.

07/13/06 The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #10/sf).

B) Pre-Application Meeting

05/12/06 A pre-application meeting with the applicant was held and the following items were discussed:

- Staff informed the applicant of the conditions applicable to this type of use.
- Staff informed the applicant of the parking requirements for this type of use and of the fact that a DINA form would be required due to proximity to an adjacent jurisdiction.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application request, nor was one held.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Net Acres: 5.44

B) *Existing Land Use*

Subject Property: Commercial Center
North: Swap Meet
South: Bank; Undeveloped Land; Commercial Center
East: Multi-Family Residential; Restaurant
West: Restaurant

C) *Planned Land Use*

Subject Property: SC (Service Commercial)
North: SC (Service Commercial)
South: SC (Service Commercial)
East: SC (Service Commercial); M (Medium Density Residential)
West: SC (Service Commercial)

D) *Existing Zoning*

Subject Property: C-1 (Limited Commercial)
North: C-1 (Limited Commercial)
South: C-1 (Limited Commercial)
East: C-1 (Limited Commercial); R-PD16 (Residential Planned Development – 16 Units per Acre)
West: C-1 (Limited Commercial)

E) *General Plan Compliance*

The subject property currently has a land use designation of SC (Service Commercial). This designation allows for a variety of commercial uses that serve primarily local area patrons. The C-1 (Limited Commercial) zoning category complies with this designation.

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan		X
Special Overlay District		X
Trails		X
Rural Preservation Overlay District		X
County/North Las Vegas/HOA Notification		X
Development Impact Notification Assessment	X	
Project of Regional Significance	X	

Development Impact Notification Assessment/Project of Regional Significance

Due to its proximity to an adjacent jurisdiction (Clark County), the subject proposal requires that an Environmental Impact Assessment be submitted. Any issues resulting from this assessment are noted below.

INTERAGENCY ISSUES

Pursuant to Ordinance No. 5477, the proposed project is deemed to be a “Project of Regional Significance” for the following reasons:

1) Any Special Use Permit within 500’ of an adjacent jurisdiction (Clark County in this instance)

An Environmental Impact Assessment questionnaire was circulated to the affected Agencies and Entities for the mandated 15-day period. A summary of the comments received, including recommendation for mitigation measures is as follows:

There were no comments received as part of this request.

The Planning Commission shall consider the Environmental Impact Assessment and the proposed mitigation measures prior to make a decision on the proposal.

ANALYSIS

A) Zoning Code Compliance

A1) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

Uses	GFA	Ratio	Required		Provided	
			Parking		Parking	
			Regular	Handicap	Regular	Handicap
Pet Boarding	8,000 SF.	1 Space / 250 SF GFA	32			
General Retail	46,629 SF.	1 Space / 250 SF GFA	187			

TOTAL			219 (including handicap accessible)	7	311 (including handicap)	8
--------------	--	--	---	----------	---------------------------------------	----------

The subject proposal meets all applicable parking standards per Title 19.10.

B) General Analysis and Discussion

- **Zoning**

The proposed Pet Boarding use is allowed in a C-1 (Limited Commercial) zone with approval of a Special Use Permit. As approved, the existing structure in which the proposed use will locate is in compliance with Title 19 standards.

- **Use**

The proposed use will be located in an existing suite within a commercial center. There are no proposed outdoor pens or play areas, so all of the noise, odor, and other by-products of this use will be contained entirely indoors. Furthermore, the suite in which the use will locate is on a corner, thus minimizing adjacent businesses that could be potentially affected by the use. The play area is also located in the center of the building with the private suites and storage along the side walls to provide added noise protection. Staff supports the proposal.

- **Conditions**

Per Title 19.04, the following conditions apply to a Pet Boarding use:

1. All animals shall be confined within an enclosed area or on a leash at all times.
2. Structures shall be designed to provide reasonable sound barriers and odor protection for adjoining properties.
3. Pens shall be screened from view from adjacent streets and adjoining properties.
4. Any exterior pens that are adjacent to a residential parcel shall be located a minimum of fifty feet from the parcel.
5. All operations and activities shall be in accordance with LVMC Title 7.

FINDINGS

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

1. **“The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.”**

The proposed use will be harmonious and compatible with surrounding uses and will adequately protect them from the negative effects of a Pet Boarding facility.

2. **“The subject site is physically suitable for the type and intensity of land use proposed.”**

The existing facility can accommodate the proposed Pet Boarding use.

3. **“Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.”**

The site is served by West Sahara Boulevard (a 100-foot primary arterial) and this use will not severely affect that thoroughfare’s ability to accommodate current and future traffic flows.

4. **“Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.”**

Approval of this use will not endanger the public health, safety or general welfare and it will not compromise the objectives of the General Plan.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

6

ASSEMBLY DISTRICT

5

SENATE DISTRICT

8

NOTICES MAILED 115 by City Clerk

APPROVALS 0

PROTESTS 0